

Shelby County Fiscal Impact Model

v. 3.1 11/27/06

Copyright 2001, M. Siegel, PEFA, Ilc. All Rights Reserved

Project Summary

Budget year dollars

	2006					
	Units	Average Appraised Value per Unit	Total Appraised Value	Total Assessed Value	Average Pupils Per New Unit	Pupils
Canale Grove PD08-306cc (APT'S)	0					
Project profile						
Residential (dwelling units)						
Residential - single family, detached	0	\$0	\$0	\$0	0.57	0.00
Residential - single family attached	136	\$95,000	\$12,920,000	\$3,230,000	0.00	0.00
Residential - condominium	532	\$95,000	\$50,540,000	\$0	0.04	18.62
Residential - multi-family apartment	0	\$0	\$0	\$20,216,000	0.00	0.00
Subtotal	668		\$63,460,000	\$23,446,000		18.62
Commercial (square feet)						
Commercial - office	192,425	\$225	\$43,295,625	\$17,318,250		
Commercial - retail	573,618	\$175	\$100,383,150	\$40,153,260		
Commercial - hotel/motel	0	\$0	\$0	\$0		
Commercial - other	360,000	\$250	\$90,000,000	\$36,000,000		
Subtotal	1,126,043		\$233,678,775	\$93,471,510		
Industrial (square feet)	0	\$0	\$0	\$0		
Project total			\$297,138,775	\$116,917,510		
Project-related expenditures						
General purpose	\$1,754,080					
Transfers						
Transfer to the Med	\$20,458					
Transfer to Shelby County Bd of Ed	\$102,829					
Transfer to City of Memphis Bd of Ed	\$260,326					
Debt service						
Schools	\$12,381					
Roads	\$223,125					
All other	\$109,929					
Total expenditures	\$2,483,128					
Project-related revenue						
Local taxes	\$5,279,241					
Local revenue	\$64,841					
State source	\$86,465					
Elected officials	\$155,908					
Investments, misc, other	\$3,520					
Capital proffers (annualized)	\$0					
Total revenue	\$5,589,974					
Revenue offsets						
Current real property tax on parcel land value	\$1,321,797					
Net project fiscal impact	\$1,785,049					